NOTES

Strip off flat roof completely including felt, boarding firrings, joists, insulation, rainwater goods, fascias, barge boards and ceiling finishes and remove all materials, make good on completion. Strip off roof tiles, battens and underfelt as necessary where new roof intersects existing, set aside sound roof tiles for possible re-use, de-nail timbers, and make good new roofing to existing on completion.

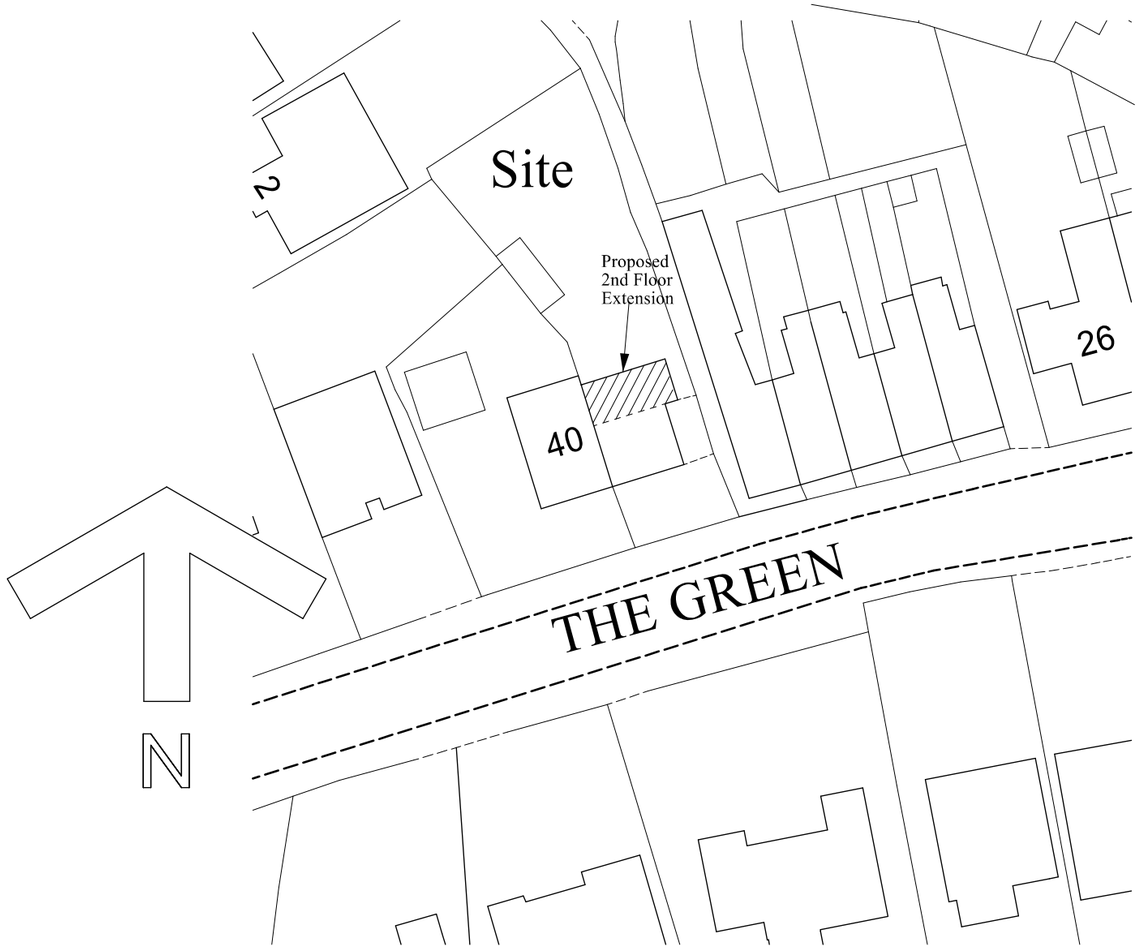
Prepare existing walls for raising. External cavity walls to extension to be constructed of outer skin of 100mm aerated concrete blockwork with two coat rendering externally. Tie all new work to existing with stainless steel wall starters plugged and screwed to existing structure and ties at 225mm centres built in to new walls. Build in 'Catnic' lintels CG90/100 over window openings. Existing brick facing walls to property to be rendered with two coat rendering including bonding to existing walls as necessary.

Extended pitched roof to be of plain tiles to match existing and to Planning Officer's approval on 38 x 19mm sawn battens, to existing gauge. Flat roof to be of 12mm mineral spa chippings on 3 layers built up felt roofing, 121mm 'Kingspan Thermoroof TR31 Insulation board faced with 6mm plywood on the upper surface. Fit UPVC fascias and verges to flat roofs with check kerbs and eaves drips. Provide and fix code 4 lead flashings to chimney and at intersections of roof with walls. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipes discharging into existing system.

Windows to be UPVC double-glazed with glass 16mm apart with Pilkington 'K' Low E coating of 0.15 rating, and draught proofed and should attain a 'U'- value' of 1.60 W/m2 .K. All new external frames to be bedded in cement mortar and pointed externally in coloured mastic, and internally with silicone sealant.

Any external lighting is to automatically extinguish when there is enough daylight, and when not required at night.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.



BLOCK PLAN



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LOCATION PLAN

MR. P. J. BLOOD

DATE NOVEMBER 2017

PROPOSED EXTENSION

AT
38, THE GREEN,
CHEADLE,
STOKE-ON-TRENT,
STAFFS. ST10 1PU

SCALES:
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

DRAWN BY:

MALCOLM SALES
QUANTITY SURVEYORS, DESIGNERS
& BUILDING COST CONSULTANTS
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FOR PLANNING APPLICATION

DRAWING NR. 1709/08/03